

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, ALABAMA
September 17, 2020

MEMBERS PRESENT:

Mr. Billy Cotter (Chairman)
Ms. Patrice McClammy (Vice-Chairman) joining at 9:14 a.m.
Mr. Richard D. Pettey
Mr. Robert Butler
Mr. Mark Haller
Mr. Roger Ball
Mr. Chad Anderson
Mr. Lew Watson joining at 9:14 a.m.

MEMBERS ABSENT:

Mr. Drew Watson

OTHERS PRESENT:

Mrs. Lisa Brooks, Executive Director
Ms. Neva Conway, Legal Counsel
Mrs. Carolyn Greene, Executive Secretary
Mr. Sam Davis, Investigator
Mrs. Margaret Anne Davis

GUESTS PRESENT:

None

- 1.0 Mr. Billy Cotter, Chairman, called the meeting to order at 9:00 a.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held via teleconference. Prior notice of the meeting was posted on the Secretary of State's website on December 31, 2019 in accordance with the Alabama Open Meetings Act.
- 2.0 The meeting was opened with prayer and the Pledge of Allegiance, led by Mr. Cotter.
- 3.0 Mr. Cotter asked Mrs. Greene to call a voice roll to establish a quorum. Members present were Mr. Billy Cotter, Mr. Richard D. Pettey, Mr. Roger Ball, Mr. Mark Haller, Mr. Chad Anderson, and Mr. Robert Butler. Mr. Lew Watson and Ms. Patrice McClammy joined the meeting at 9:14 a.m. Mr. Drew Watson was absent.

4.0 On motion by Mr. Ball and second by Mr. Haller, the regular minutes for July 16, 2020 were approved as written. Motion carried by unanimous vote.

5.0 Ms. Conway stated that there was nothing new to report on the Federal Trade Commission VS Louisiana Real Estate Appraisers Board or on the Dental Board VS Smile Direct Club.

6.0 Ms. Conway discussed the proposed Administrative rule changes to 780-X-4-.02, Application and License Fees; and 780-X-17-.05 – Expired Registration. On motion by Mr. Ball and second by Mr. Butler, the Board voted to adopt the changes as written, to file them with Legislative Reference Services and to submit for final certification if no comments are received during the comment period. Motion carried by unanimous vote.

Ms. Conway discussed the Final Adoption of Administrative Rules 780-X-2-.01, Definition of Terms; 780-X-3-.06, Qualifying Education Curricula Approved by the Board For Licensure As A Real Property Appraiser; 780-X-5-.02, Board Approval Of Courses; 780-X-5-.04, Requirements For The Approval Of Instructors And Assistant Instructors; 780-X-5-.05, Disciplinary Actions For Instructors; 780-X-5-.07, Monitors For All Courses And Instructors; 780-X-6-.02, Qualifying Experience – State Registered Real Property Appraiser; 780-X-6-.03, Qualifying Experience – Licensed Real Property Appraiser; 780-X-6-.04, Qualifying Experience – Certified Residential Real Property Appraiser; 780-X-6-.05, Qualifying Experience – Certified General Real Property Appraiser; 780-X-6-.06, Qualifying Experience Given For Review Appraisals; 780-X-7-.02, References; 780-X-8-.01, Eligibility for Examination; 780-X-9-.01, Classification of Real Estate Appraisers; 780-X-10-.02, Certificates; 780-X-12-.01, Expirations, Renewals and Continuing Education; 780-X-12-.02, Continuing Education Requirements; 780-X-13-.01, Adoption of Uniform Standards of Professional Appraisal Practice; 780-X-14-.01, Complaints; 780-X-14-.02, Informal Disciplinary Procedure; 780-X-17-.01, Form; 780-X-17-.03, Registration; 780-X-17-.04 Registration Renewal; 780-X-17-.04, Registration Renewal; 780-X-17-.14, Complaints Against Appraisers; 780-X-18-.02, Registration; 780-X-18-.06, AMC Renewal Application; and 780-X-18-.07, Federally Regulated AMC Registration. On motion by Mr. Ball and second by Mr. Butler, the Board voted to adopt the changes as written, to file them with Legislative Reference Services and to submit for final certification as no comments were received during the comment period. Motion carried by unanimous vote.

On motion by Mr. Ball and second by Mr. Butler, the Board voted to adopt the rules, and instructed Ms. Conway to file the rules for Final Adoption. Motion carried by unanimous vote.

7.0 On motion by Ms. McClammy and second by Mr. Butler, the following applications were voted on as listed. Motion carried by unanimous vote.

7.1 **Trainee Real Property Appraiser applications approved:** Caleb

Montgomery and Amanda E. Short. **Applications deferred:** None.
Applications denied: None.

Trainee Real Property Appraiser Experience Logs for Review: **Logs approved:** Lexi Ann Clark, M. Lyon Courtney and Nicholas Risner. **Logs deferred:** None. **Logs denied:** None.

7.2 **State Registered Real Property Appraiser** applications approved: None. **Applications deferred:** None. **Applications denied:** None.

7.3 **Licensed Real Property Appraiser** application approved: Kayla Suson Carolyn Atchley. **Applications deferred:** None. **Applications denied:** None.

7.4 **Certified Residential Real Property Appraiser** applications approved: Michael Abercrombie, Stephanie Campbell, Carolyn Garnett. (Recip)(CA), and Jayme Smith (Recip)(GA). **Applications deferred:** None. **Applications denied:** None.

7.5 **Certified General Real Property Appraiser** applications approved: Courtland Carter Eyrick (Recip)(FL), Edwin William Litolff (Recip)(TX), Trevor Emerson Phillips (Recip)(TX), Michael Davis White (Recip)(VA) and Matt Woods. **Application deferred:** None. **Applications denied:** None.

7.6 **Mentor** application approved: Will Dean, Karen Kay Jones, Dustin Heath Phillips and W. Paulk Turner. **Applications deferred:** None. **Applications denied:** None.

8.0 Mr. Pettey presented the Finance report for August 2019-2020 and stated that the Board was 92% into Fiscal Year 2020 and 69% into budget expenditures. Mr. Pettey stated that there were no negative trends that could not be reconciled at this time.

On motion by Mr. Butler and second by Mr. Haller, the Board voted to approve the Finance Report. Motion carried by unanimous vote.

9.0 On motion by Mr. Ball and second by Mr. L. Watson, the following education courses and instructor recommendations were approved, deferred, or denied as indicated. Motion carried by unanimous vote.

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS

Renewal Application:

(CE) Thinking Outside the Box: Appraising Unique & Atypical Properties – 8 Hours – Classroom
(Instructor: Mark Williams)
Instructor Approved

APPRAISAL INSTITUTE – ALABAMA

Renewal Applications:

- (CE) Examining Property Rights & Implications on Valuation – 7 Hours – Classroom
(Instructors: Leslie Sellers)
Both Course and Instructor Approved
- (CE) How Tenants Create or Destroy Value: Leasehold Valuations & Its Impact on Value – 7 Hours – Classroom
(Instructors: Leslie Sellers)
Both Course and Instructor Approved
- (CE) What's Up in Technology for Real Estate Appraisers – 7 Hours – Classroom
(Instructors: Wayne Pugh)
Both Course and Instructor Approved
- (CE) Conservation Easements: Legal, Appraisal, Accounting and Ethical Issues - 2020 – 5 Hours – Classroom
(Instructors: Jonathan Blum, Stephen Small, Stephanie Surles and Vivian Hoard)
Both Course and Instructors Approved

APPRAISER eLEARNING, LLC

Renewal Applications:

- (CE) ANSI, Home Measurement & the Power of Price Per Square Foot – 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Appraiser's Guide to CYA (Covering Your Appraisals) – 4 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Commercial Property Valuation – 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Public Records, Square Footage & the Real Estate Information Crisis – 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Sales Comparison Approach: A Course on Analysis and Reporting

– 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved

(CE) Selecting and Supporting Market Adjustments – 3 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved

(CE) Appraising 2-4 Unit MF Properties – 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved

(CE) Depreciated Replacement Cost – 7 Hours - Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved

CALYPSO CONTINUING EDUCATION

Renewal Applications:

(CE) A Brief Stroll Through America's Architectural Styles – 7 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) Appraising Energy Efficient Residential Properties – 8 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) Construction Details, From Concept to Completion – 7 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) Environmental Hazards Impact on Value – 7 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) FHA Site Inspection for Appraisers – 7 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) Mold A Growing Concern – 3.5 Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

(CE) Victorian Era Architecture for Real Estate Professionals – 3.5

Hours - Online
(Instructor: Francis Finigan)
Both Course and Instructor Approved

MCKISSOCK

Renewal Applications:

- (CE) 2020-2021 7-Hour National USPAP Update Course – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) 2020-2021 7-Hour National USPAP Update Course – 7 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher and Philicia Lloyd)
Both Course and Instructors Approved
- (CE) 2020-2021 7-Hour USPAP Update Course for Non-Residential Real Property – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) A Review of Disciplinary Cases – Live Webinar – 3 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Live Webinar: Adjustment Support for Residential Appraisers – 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Advanced Hotel Appraising – Full-Service Hotels – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Analyze This! Applications of Appraisal Analysis – Live Webinar – 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Appraisal of Assisted Living Facilities – 8 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Appraisal of Fast Food Facilities – 7 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Industrial Incubators – 7 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Land Subject to Ground Leases – 7 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Owner-Occupied Commercial Properties – 7 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Self-Storage Facilities – 7 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraising REO and Foreclosure Properties – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Appraising REO Properties – 4 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher and Philicia Lloyd)
Both Course and Instructors Approved
- (CE) Appraising Small Apartment Properties – 6 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Live Webinar: Appraising Small Apartment Properties – 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Appraising Today's Manufactured Homes – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Avoiding Mortgage Fraud for Appraisers – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Basic Hotel Appraising – Limited Service Hotels – 7 Hours -

- Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Commercial Land Valuation – 4 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Complex Properties: The Odd Side of Appraisal – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Desktop Appraisal Assignments: An Overview – 3 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher and Philicia Lloyd)
Both Course and Instructors Approved
- (CE) Divorce and Estate Appraisals: Elements of Non-Lender Work – 4 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Documenting the Appraiser's Workfile – 3 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher and Philicia Lloyd)
Both Course and Instructors Approved
- (CE) Essential Elements of Disclosures & Disclaimers – 5 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Evaluating Today's Residential Appraisal: Reliable Review - 7 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher, Philicia Lloyd and Dale Shea)
Both Course and Instructors Approved
- (CE) Evaluating Today's Residential Appraisal" Reliable Review – 7 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Evaluations, Desktops and Other Limited Scope Appraisals – 4 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Expert Witness Testimony: To Do or Not To Do – Live Webinar –

- 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Exploring Appraiser Liability - 7 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher, and Philicia Lloyd)
Both Course and Instructors Approved
- (CE) Fannie Mae Appraisal Guidelines – Live Webinar – 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Fannie Mae Appraisal Guidelines: Debunking the Myths – 4 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Income Approach Case Studies for Commercial Appraisal – 4 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Intermediate Income Approach Case Studies for Commercial Appraisers – 4 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Introduction to the Uniform Appraisal Dataset – 2 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Live Webinar: Issues in Appraiser Liability – 4 Hours - Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved
- (CE) Land and Site Valuation – 7 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Limited Scope Appraisal and Appraisal Reports – Staying Compliant and Competitive - 3 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, and Steve Maher)
Both Course and Instructors Approved
- (CE) The Appraisal of 2-4 Unit Properties – Live Webinar – 4 Hours -

Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: Appraisal Practices of Manufactured Housing – 4 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: Appraising Complex Residential Properties – 3 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Dale Shea, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: Focus on FHA Minimum Property Requirements – 4 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Dale Shea, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: Be Compliant and Competitive with Restricted Appraisal – 3 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Dale Shea, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: REO Appraisal: Guidelines and Best Practices – 4 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Live Webinar: Residential Property Inspection – 3 Hours - Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Dale Shea, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

- (CE) Managing Appraiser Liability – 6 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

- (CE) New Construction Essentials: Luxury Homes – 3 Hours - Online

(Instructor: Jo Traut)

Both Course and Instructor Approved

- (CE) Real Estate Damages – Appraising After a Natural Disaster - 3

Hours - Classroom

(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher, and Philicia Lloyd)

Both Course and Instructors Approved

(CE) Live Webinar: Recognizing Mortgage Fraud and Its Effects – 4 Hours – Online

(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)

Both Course and Instructors Approved

(CE) Relocation Appraisal and the ERC Form – 6 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Residential Appraisal Review and USPAP Compliance – 7 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Residential Construction and the Appraiser – 7 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Residential Property Inspection for Appraisers – 7 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Residential Report Writing: More Than Forms – 7 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Strange by True: Appraising Complex Residential Properties - 7 Hours - Classroom

(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, and Steve Maher)

Both Course and Instructors Approved

(CE) Supervisor-Trainee Course for Alabama – 4 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) Supporting Your Adjustments – Methods for Residential Appraisers – 3 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

(CE) That's a Violation – 4 Hours - Online

(Instructor: Dan Bradley)

Both Course and Instructor Approved

- (CE) That's a Violation: Appraisal Standards in the Real World - 3 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher and Philicia Lloyd)
Both Course and Instructors Approved

- (CE) The Appraisal of 2-4 Unit Properties - 4 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher, and Philicia Lloyd)
Both Course and Instructors Approved

- (CE) The Basics of Expert Witness for Commercial Appraisers – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The Cost Approach – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The FHA Handbook 4000.1 - 7 Hours - Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Steve Maher, and Philicia Lloyd)
Both Course and Instructors Approved

- (CE) The FHA Handbook 4000.1 – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The FHA Handbook 4000.1 – Live Webinar - 5 Hours - Online
(Instructors: Dan Bradley, Steve Maher, Robert Frazier, Robert McClelland and Matthew Shake)
Both Course and Instructors Approved

- (CE) The Fundamentals of Appraising Luxury Homes – 4 Hours - Online
(Instructor: Jo Traut)
Both Course and Instructor Approved

- (CE) The Income Approach: An Overview – 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The Sales Comparison Approach – 7 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Understanding Luxury Home Features – 7 Hours - Online
(Instructor: Jo Traut)
Both Course and Instructor Approved

- (CE) Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course – 14 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) 2020-2021 15-Hour National USPAP Course – 15 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Advanced Residential Applications and Case Studies – 15 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Statistics, Modeling and Finance – 15 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Basic Appraisal Principles – 30 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Basic Appraisal Procedures – 30 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Commercial Appraisal Review – Subject Matter Electives – 15 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (LIC) Expert Witness for Commercial Appraisers – Subject Matter Electives – 15 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (LIC) General Income Approach – 60 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) General Appraiser Site Valuation and Cost Approach – 30 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) General Appraiser Sales Comparison Approach – 30 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) General Appraiser Market Analysis Highest and Best Use – 30

Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

(LIC) General Appraiser Report Writing and Case Studies – 30 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

(LIC) Residential Appraiser Site Valuation and Cost Approach – 15 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

(LIC) Residential Sales Comparison and Income Approaches – 30 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

(LIC) Residential Market Analysis Highest and Best Use – 15 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

(LIC) Residential Report Writing and Case Studies – 15 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

(LIC) Appraisal Subject Matter Electives – 20 Hours - Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

(CE) Work File: Your Best Defense Against an Offense – Live Webinar – 5 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher, Robert Frazier, and Matthew Shake)
Both Course and Instructors Approved

MELISSA BOND QUALITY EDUCATION

New Application:

(CE) Complaints & The Appraiser – 4 Hours – Classroom
(Instructor: Melissa Bond)
Both Course and Instructor Approved

MBITION LEARN REAL ESTATE

Renewal Applications:

- (CE) 2020-2021 7-Hour Equivalent USPAP Update Course – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) A URAR Form Review – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Appraisal Math and Statistics – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Cost Approach Overview – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Income Capitalization Overview – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Appraiser Site Valuation and Cost Approach – 14 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Market Analysis and Highest & Best Use – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Report Writing and Case Studies – 14 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Sales Comparison Approach – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Residential Report Writing and Case Studies – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Basic Appraisal Procedures – 30 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Residential Appraiser Site Valuation and Cost Approach – 15

Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

(LIC) Residential Sales Comparison & Income Approach – 30 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

THE COLUMBIA INSTITUTE

Renewal Applications:

(CE) 2020-2021 7-Hour National Equivalent USPAP Update Course – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved

(CE) Appraisal Review of Residential Properties – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved

(CE) Covering all the Bases in Residential Reporting – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved

Mr. Ball discussed classes being held via Zoom through 2020 and stated that he is hopeful that the Foundation will approve this going forward. Mrs. Brooks has emailed Mr. Fenochietti for his input.

10.0 There was no disciplinary report to review at this time.

Ms. Conway discussed with the Board the investigative status charts. Ms. Conway informed the Board that 9 new Appraiser complaints and no new Appraisal Management Company (AMC) complaints were received since the July 2020 Board meeting, no complaints were dismissed, and no complaints were settled, leaving a total of 51 open complaints.

11.0 The Board reviewed Probable Cause Report **AB-19-07**: With Mr. Lew Watson, Mr. Ball and Mr. Haller recusing, on motion by Mr. Anderson and second Mr. Butler, the Board voted that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-09**: With Mr. Lew Watson, Mr. Ball and Mr. Haller recusing, on motion by Mr. Anderson and second by Mr. Pettey, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-10**: With Mr. Lew

Watson, Mr. Ball and Mr. Haller recusing, on motion by Mr. Butler and second by Mr. Anderson, the Board voted that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-11**: With Mr. Lew Watson, Mr. Ball and Mr. Haller recusing, on motion by Ms. McClammy and second by Mr. Butler, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-12**: With Mr. Ball and Mr. Haller recusing, on motion by Ms. McClammy and second by Mr. Butler, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-13**: With Mr. Ball and Mr. Haller recusing, on motion by Ms. McClammy and second by Mr. Butler, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-14**: With Lew Watson, Mr. Ball and Mr. Haller recusing, on motion by Mr. Anderson and second by Mr. Butler, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-24**: With Mr. Anderson, Mr. Ball and Mr. Haller recusing, on motion by Mr. Butler and second by Ms. McClammy, the Board voted that probable case does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-20-01**: With Mr. Lew Watson, Mr. Ball and Mr. Haller recusing, on motion by Ms. McClammy and second by Mr. Anderson, the Board voted that probable case does exist and to set this case for hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-19-08**: With Mr. Anderson recusing, on motion by Mr. Lew Watson and second by Mr. Butler, the Board voted that probable case does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-20-02**: With Mr. Lew Watson recusing, on motion by Mr. Butler and second by Mr. Anderson, the Board voted that probable case does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-20-09**: With Mr. Lew Watson recusing, on motion by Mr. Ball and second by Mr. Butler, the Board voted that probable case does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

Mr. Lew Watson recusing, on motion by Ms. McClammy and second by Mr. Anderson, the Board voted to approve this Consent Settlement Order. Motion carried by unanimous vote.

13.0 The following reciprocal license was issued since the July Board meeting: Courtland Carter Eyrick ('G' FL), Carolyn Hinkey Garnett ('R' CA), Edwin William Litolff, Jr. ('G' TX), Trevor Emerson Phillips ('G')(TX), Jayme Yvonne Smith ('R')(GA) and Michael David West ('G' VA).

14.0 The Temporary Permit report was provided to the Board for their information.

15.0 The Appraisal Management report was provided to the Board for their information.

16.0 Ms. Conway discussed an email from Mr. David Cummings regarding an appraisal assignment on what the client calls a master plan for a proposed home located within a new development where the client has asked him to revise his legal description on page 1 of the URAR to read 'A typical lot such as lot 86 Ivy Hills Phase 3' rather than using a specific address on an assigned lot within the new development. The discussion was deferred for Ms. Conway to check with Texas and North Carolina.

Ms. Conway discussed an email from Ms. Judith Haney regarding Appraisal Nation's 'Supplemental Value Form'. After lengthy discussion the Board determined that this was not a matter for them to decide. Ms. Conway will report to Ms. Haney that the Board has no position.

Mrs. Brooks included the Renewal report for Board information.

Mrs. Brooks included the Report on the Real Estate Appraisers Board from the Examiners of Public Accounts for Board information.

Mrs. Greene discussed a letter from Mr. Gary Wheat requesting to have his closed license reinstated by the Board. Mrs. Brooks will send Mr. Wheat a letter explaining that the Board does not have the authority to grant his request, however, he is welcome to speak to the Board if he wishes.

17.0 Mr. Cotter discussed the pre-sales newsletter article. On motion by Mr. Anderson and second by Mr. Watson the Board voted to publish in the newsletter the revised information sent to the Board members. Motion carried by unanimous vote.

Mrs. Brooks informed the Board that she had received an email from Mr. Neal Fenochietti. Mr. Fenochietti believes the Zoom courses will be extended into 2021. He will keep Mrs. Brooks informed.

18.0 There was no new business to discuss.

19.0 At 10:25 a.m., on motion by Mr. Lew Watson and second by Mr. Butler,

the Board voted to adjourn the regular Board meeting. Motion carried by unanimous vote. The Board's tentative meeting schedule for the remainder of 2020 is November 19, 2020 held via WebEx.

Sincerely,

Carolyn Greene
Executive Secretary
/cg

APPROVED: _____
Billy Cotter, Chairman